

City of Troy, New York

South Troy Brownfield Assessment Demonstration Pilot Program



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Demonstration Pilot

Task Force Meeting
October 30, 2002

Presentation of Agenda

- ✴ Introductions
- ✴ Review of South Troy Projects
- ✴ Background and Overview of Schedule
- ✴ Ongoing Elements
- ✴ Role of Task Force
- ✴ Task Force Meeting Two – 11/13
- ✴ What's Next
- ✴ Questions, Answers and Open Discussion



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Local Waterfront Revitalization Program (LWRP) Grant

- ★ \$225,000 Implementation Strategy Grant
- ★ Expand Public Access to the Hudson River and Poestenkill Waterfronts.



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Brownfield Economic Development Initiative (BEDI) Grant

- ★ There are 2 phases to grant
 - ★ 2 million dollar grant from HUD
 - ★ 3 million dollar grant, section 108 loan (HUD)
- ★ Can be used for land acquisition, investment incentives to businesses, infrastructure improvements or remediation to benefit the development Working Waterfront area.



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South Troy Access Road



- ✦ Significantly enhance neighborhood quality of life and economic health
- ✦ \$4.9 Million Budget
- ✦ Remove Freight Traffic From Residential Streets
- ✦ Provide transportation and utility infrastructure to support economic development.



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Riverfront Pedestrian Bikeway



- ★ \$2.4 Million Project
- ★ Provides Access to Burden Iron Works Museum
- ★ Access to Riverfront Park
- ★ RiverSpark Visitor Information Center
- ★ Downtown Restaurants and Merchants



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Troy Menands Bridge Pedestrian/Bike Access



- ★ \$500,000 Project
- ★ Connect South Troy Waterfront to the Corning Preserve Trail in Albany



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Background

- ✦ What's been done on brownfields
- ✦ Goals
- ✦ Funding & EPA Requirements
- ✦ Consultant Team
- ✦ Study Area
- ✦ Brownfields Overview



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What's been done

- ★ South Troy Working Waterfront Plan
- ★ Phase I Assessments
- ★ Only a few sites identified with Medium or High Concern
- ★ Attached map shows site conditions



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Goals

- ★ EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.



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Goals

- ★ These pilot programs are intended to provide useful information and strategies as the EPA continues to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.



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City of Troy

Desired Outcomes

- ★ Facilitate redevelopment of key waterfront sites
- ★ Build City's capacity to address future brownfields redevelopment needs
- ★ GIS-based marketing tools can be incorporated into the City's growing GIS capabilities
- ★ Expand City ability to understand legal requirements of brownfields redevelopment



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Study Area

- ☀ Same as
South Troy
Working
Waterfront
Revitalization
Plan



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Brownfield Overview

- ★ Abandoned, idle or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination

Definition Source:

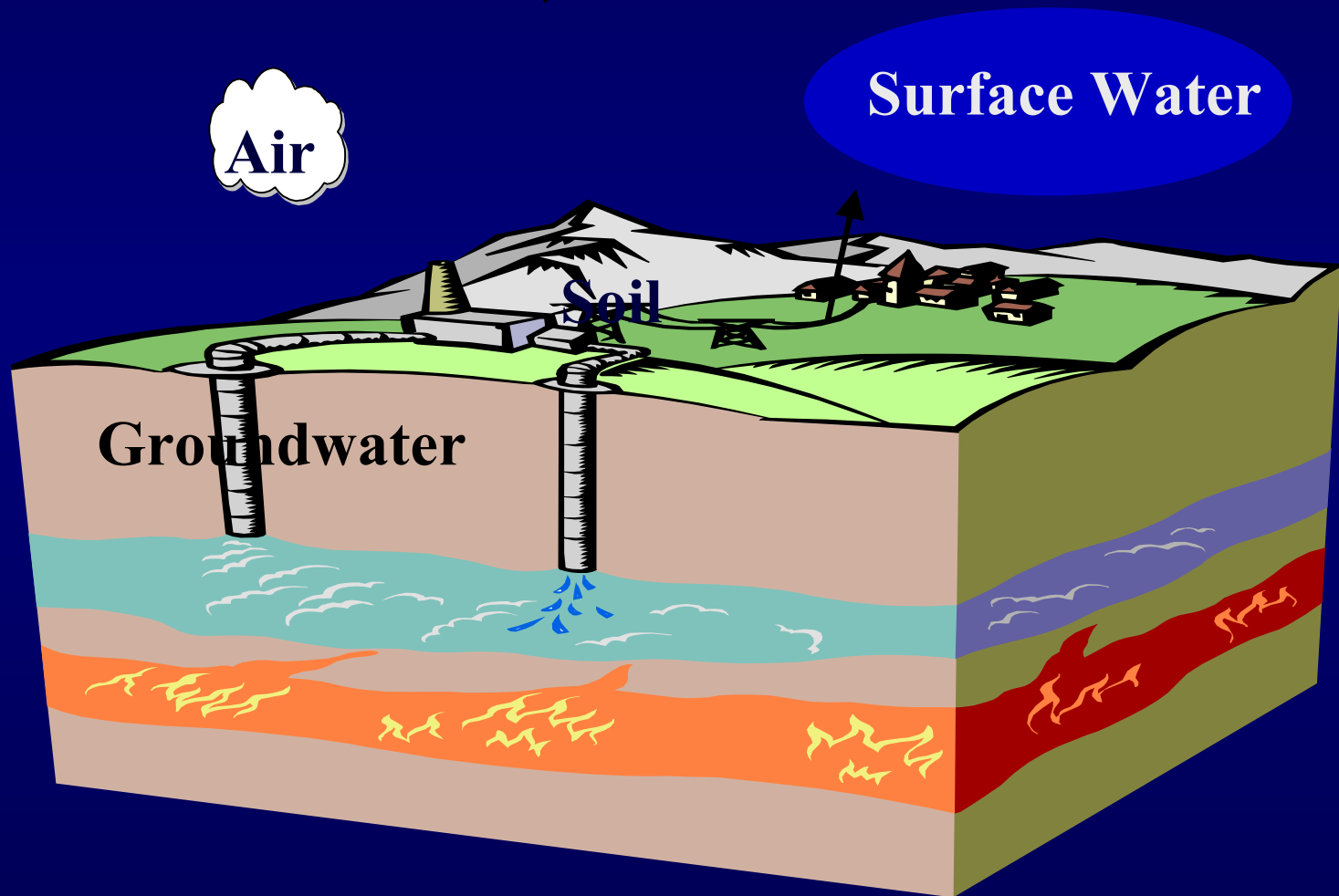
The Brownfields Site definition is found in Public Law 107-118 (H.R. 2869) - "Small Business Liability Relief and Brownfields Revitalization Act" signed into law January 11, 2002.



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Contamination is waste or products that are improperly handled and get into the water, soil or air



How Clean is Clean?

- ★ CERCLA (Superfund)

- ★ Clean-Up to Pristine or Background Levels
- ★ Assures Sites Cleaned to Residential Levels

- ★ Brownfields

- ★ Clean-Up to “Safe” Levels (Risk-Based)
- ★ Consider Future Land Use, Pathways and Susceptible Populations



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Acceptable Risk

- ★ EPA Baseline

- ★ One additional cancer case per one million people exposed

- ★ Acceptable Risk

- ★ One additional cancer case per ten thousand people exposed



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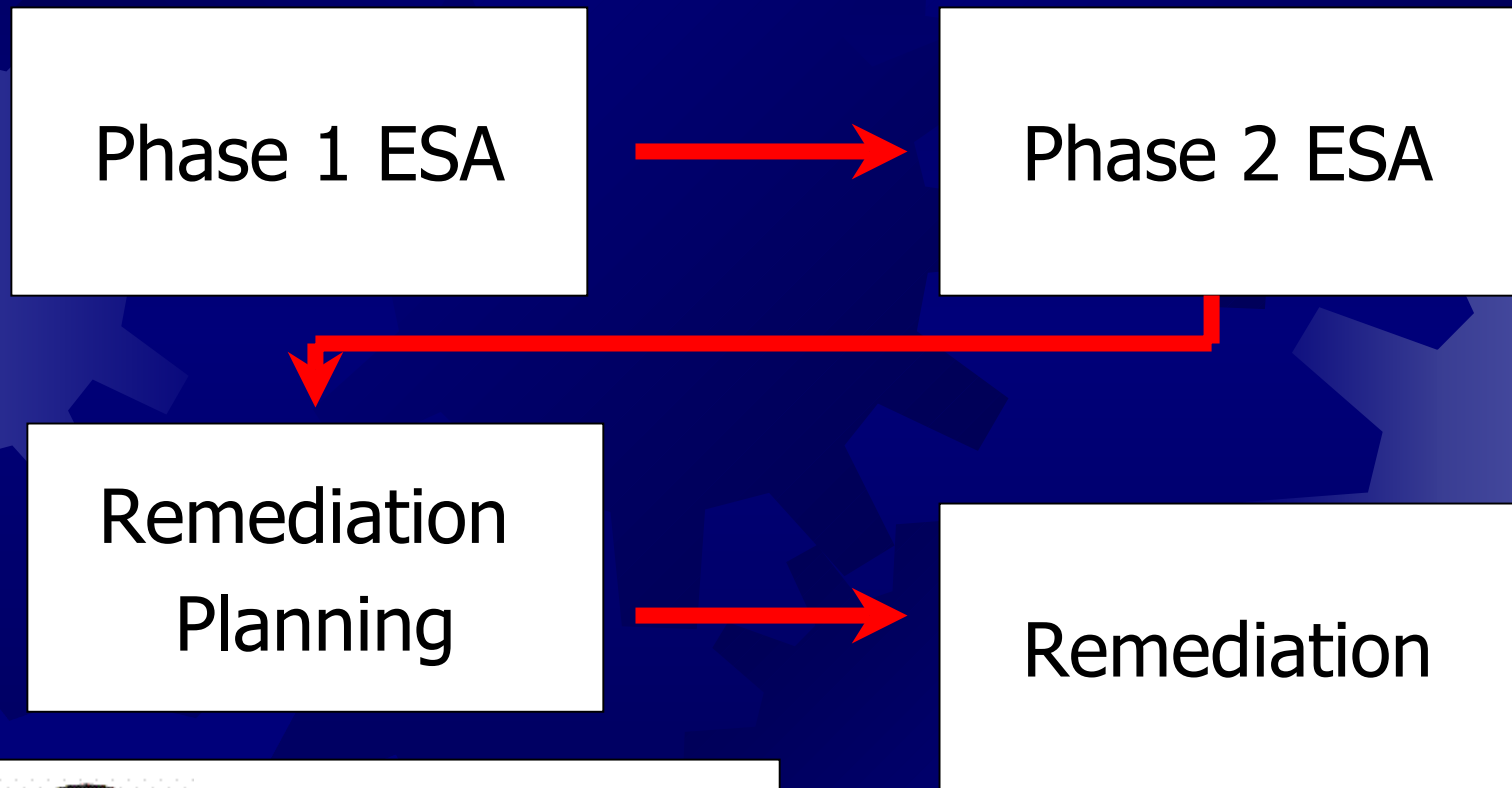
EPA Requirements

- ★ \$200,000 for assessment and redevelopment planning
- ★ \$50,000 for greenspace planning
- ★ Two year program
- ★ Over 300 EPA Brownfield grants across the country over the last 5 years
- ★ Other EPA grants available



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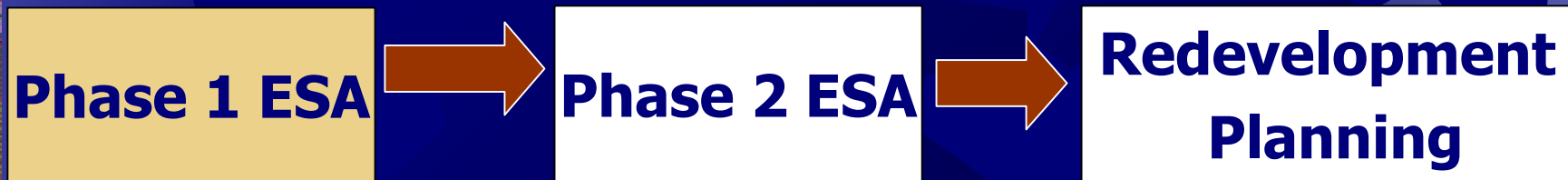
Property Transactions: Environmental Site Assessment (ESA) Process



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Environmental Site Assessment (ESA) Process

Phase One (Completed)



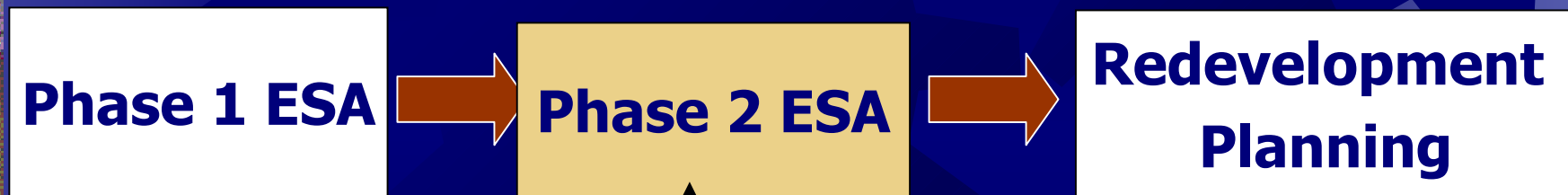
- Compile site history
- Inspect site
- Interview owners and occupants
- Review environmental data bases



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Environmental Site Assessment (ESA) Process

Phase Two



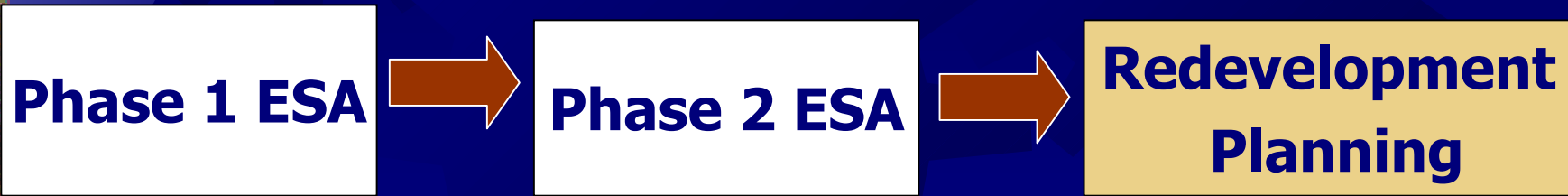
- Collect soil and groundwater samples
- Analyze samples
- Develop understanding of the site



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Environmental Site Assessment (ESA) Process

Redevelopment Planning



- Determine future site use
- Compare Phase 2 results to state and federal standards
- Negotiate with the State
- Determine site management
- Address contamination, if necessary



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Benefits

- ✱ Redevelopment of under-utilized property
- ✱ Reduced site development costs due to use of existing infrastructure
- ✱ Creation of new jobs
- ✱ Increased local tax base
- ✱ Improved quality of life in surrounding neighborhoods
- ✱ Federal and State redevelopment incentives (tax credits)



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The Consultant Team



Gary Bowitch, Esq.
Environmental Law



- ★ **Sterling
Environmental
Engineering**
- ★ **The Chazen
Companies**
- ★ **Gary Bowitch, Esq.**
- ★ **River Street Planning
& Development**

Overview of Project Schedule

- ★ Summarize what's already known
- ★ Develop Criteria – present to public for comment 11/20
- ★ Inventory Sites
- ★ Refine to 8 most likely sites – present to public for comment Jan/Feb '03
- ★ Refine to 3 sites for testing - present to public for comment Feb/Mar '03



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Overview of Project Schedule

- ★ Environmental Testing (plan, EPA review, physical testing, results) – present results to public - date TBA, dependent on EPA review
- ★ Refine to one site for remediation plan
- ★ Present final plan to public for comment



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Schedule

- ☀ Phase 1 ESA - done
- ☀ Phase 2 ESA Fieldwork – January 2003
- ☀ Redeveloping Planning – Summer 2003
- ☀ Community Meetings - ongoing



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Site Inventory, Ranking and Selection

- ★ Inventory and evaluate sites for potential to meet local community and economic development needs
- ★ Base evaluation on criteria from STWWRP
- ★ Refine criteria based on input from the City, Task Force and community
- ★ Select 1-3 sites
- ★ Prepare and submit Brownfields Field Sampling Plans and Health and Safety Plans



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Site Assessment & Remedial Planning

- ✱ Perform site assessments as outlined in Brownfields SAMP
- ✱ Analyze and validate data
- ✱ Evaluate and characterize site risks
- ✱ Review proposed land uses in light of findings
- ✱ Prepare Site Investigation Report summarizing data and potential impacts
- ✱ Prepare focused remedial plan for one of the assessed sites



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Community Outreach

- ✦ Detailed Public Participation Plan
- ✦ Create a clear understanding of objectives and critical issues
- ✦ Community information meetings at key decision points
- ✦ Regular meetings with the Brownfields Task Force to ensure continuous consultation
- ✦ Newsletter
- ✦ Website posted on TroyNet



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Legal Issues and Redevelopment Planning

- ★ Resolution of legal and liability issues is a critical issue to allow the City to participate in brownfields redevelopment. The team will:
 - Evaluate liabilities and risk minimization tools
 - Examine and develop alternative organizational and ownership structures
 - Examine legal requirements of public funding sources
 - Perform an insurance archeological study, if appropriate, for one site
 - Prepare a legal issues and planning report



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Planning and Marketing Tools

- ✱ Assemble a GIS database from available data and that generated during the Pilot Project
- ✱ Develop a site book available in both printed and electronic formats
- ✱ Post site book on the project website
- ✱ Create an ArcExplorer Project available on the website and as a CD-ROM that will enable users to display, query and create custom map views of all GIS datasets for the South Troy project area



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Project Management and Interagency Coordination

- ☀ Project initiation, including final scope of work, budget, schedule and community participation plan
- ☀ Monthly project meetings
- ☀ Quarterly progress reports to EPA
- ☀ Coordination with EPA, NYSDEC and related Pilot Project resources
- ☀ Delivery of final project report



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Project Budget

Site Assessment & Remediation Planning	\$128,000
Community Outreach	\$34,000
Legal Issues & Redevelopment Planning	\$20,000
Planning & Marketing Tools	\$28,000
Project Management/Interagency	\$10,000
City of Troy Costs (Mailings, Report Prep.)	<u>\$30,000</u>
Project Total	\$250,000



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Role of Task Force

- ★ Attending Meetings – Task Force & Public
- ★ Providing guidance, insight and experience at meetings
- ★ Reviewing and commenting on interim and final reports.
- ★ Community Liaison
- ★ Confidentiality of data
- ★ Practice regarding contact with the media



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Task Force Meeting Two

- ✱ November 13
- ✱ The Dilemma: Which comes first, 'sites' or 'criteria'?
- ✱ Preliminary Agenda
 - ✱ Review of Process and Goals of Criteria
 - ✱ Land Use and Criteria
 - ✱ Review Draft Criteria
 - ✱ What's Next
 - ✱ Questions, Answers and Open Discussion



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Homework

Review Draft Criteria

- ✦ Purpose is to narrow sites to eight
- ✦ Should be usable given what we've learned from Phase 1.
- ✦ Discussion next time:
 - ✦ Are any of them unnecessary?
 - ✦ Are there any missing?
 - ✦ Do changes need to be made to them?
 - ✦ Which are the highest priority?



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What's Next

- ✱ Review and Refine Criteria
- ✱ Task Force 2 - 11/13
- ✱ Public Meeting 11/20

Q&A/Open Discussion



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